

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 13, 2016

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL - 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON DECEMBER 13, 2016 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 117/16 – Request by DNE PRODUCTIONS, LLC for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 1220, Lots 11 and 12, in the Third Municipal District, bounded by Port, North Rocheblave, and North Tonti Streets and Almonaster Avenue. The municipal address is 2334 PORT STREET. (PD 7)

ZONING DOCKET 118/16 – Request by CITY COUNCIL MOTION M-16-458 for a Text Amendment to the Comprehensive Zoning Ordinance to amend all use tables to reflect “Dwelling, Established Multi-Family” and “Dwelling, Established Two-Family” as conditional uses in all zoning districts where they are currently permitted uses.

ZONING DOCKET 119/16 – Request by MILTON J. GAUTREAUX AND MARIO C. MARTINEZ, ET AL. for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-B1A Neighborhood Business District, on Square 450, Lot 22, in the Second Municipal District, bounded by Bienville Avenue, North Rendon Street, Conti Street, and North Jefferson Davis Parkway. The municipal addresses are 3305-07 BIENVILLE STREET. (PD 4)

ZONING DOCKET 120/16 – Request by ALVENDIA, KELLY & DEMAREST, LLC for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-B1 Neighborhood Business District, on three undesignated lots on Square 580, in the Second Municipal District, bounded by Canal, North Alexander, North Murat, and Iberville Streets. The municipal address is 4431 CANAL STREET. (PD 4)

ZONING DOCKET 121/16 – Request by 7018 WASHINGTON, LLC for a Text Amendment to the Comprehensive Zoning Ordinance to create two classifications of “Motor Vehicle Dealership”. These classifications are proposed to be “Motor Vehicle Dealership, Small” and “Motor Vehicle Dealership, Large” and are to be defined in the Comprehensive Zoning Ordinance. The amendment would specify that “Motor Vehicle Dealership, Small” would be a conditional use in the HU-MU Neighborhood Mixed-Use District. It would further specify that “Motor Vehicle Dealership, Large” would be a permitted or conditional use, respectively, in all zoning districts where “Motor Vehicle Dealerships” are currently permitted or conditional uses, respectively.

ZONING DOCKET 122/16 – Request by DBI DEVELOPMENTS, LLC for a Conditional Use to permit a multi-family dwelling (four units) in an HMR-3 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 245, Lot F or 6, in the Third Municipal District, bounded by Independence, Burgundy, Congress, and Dauphine Streets. The municipal address is 824 INDEPENDENCE STREET. (PD 7)

ZONING DOCKET 123/16 – Request by BAYOU TREME CENTER, LLC for an Amendment to Ordinance No. 19,862 MCS (Zoning Docket 102/00) to grant a Conditional Use to permit a commercial use (office) over 10,000 square feet in floor area in an HU-MU Neighborhood Mixed-Use District and an AC-1 Arts and Culture Diversity Overlay District, on Square 1354, Lot 4A, in the Third Municipal District, bounded by Columbus, North Broad, North Dorgenois, and Laharpe Streets. The municipal addresses are 2533-2535 COLUMBUS STREET. (PD 4)

ZONING DOCKET 124/16 – CITY COUNCIL MOTION M-16-479 for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 654, Lots X-1 and F (now re-subdivided as Lot X-1-F), in the First Municipal District, bounded by Banks, South Salcedo, Baudin and South Lopez Streets. The municipal addresses are 416 SOUTH LOPEZ STREET AND 3100-3108 BANKS STREET. (PD 4)

ZONING DOCKET 125/16 – Request by CITY COUNCIL MOTION M-16-489 for Text Amendments to the Comprehensive Zoning Ordinance to amend Article 20 “Use Standards,” Section 20.3.Z “Educational Facility (Primary, Secondary, and Vocational,” to amend the references to an “Institutional Master Plan” to substitute said requirements with a Campus Development Plan, and revise said requirements; to amend Article 25. “Nonconformities”, Section 25.3.G.4 “Expansion of Certain Public and Semi-Public Facilities”, to reflect current use classifications and include a reference to the Campus Development Plan; to amend Article 4 “Applications and Approvals”, to create Section 4.12, to be titled “Campus Development Plan” to create the approval process for Campus Development Plans; to amend Article 21. “On-Site Development Standards”, Section 21.4.4 “Number of Principal Buildings on a Lot”, to allow for multiple institutional buildings on a single lot of record; and, to amend Article 26. “Definitions”, Section 26.6 “Building, Height” to include a provision for institutional uses.

ZONING DOCKET 126/16 – Request by DEVALEPAY, INC for a Conditional Use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 384, Lot 452 or 1 and Lot D or 2, in the Third Municipal District, bounded by Saint Bernard Avenue and Henriette Delille, Annette, and Marais Streets. The municipal addresses are 1201-1221 SAINT BERNARD AVENUE. (PD 4)

ZONING DOCKET 127/16 – Request by CITY COUNCIL MOTION NO. M-16-552 for a Conditional Use to permit a Batching Plant in a GPD General Planned Development District, on Parcel 5, Prairie Lands Section A S S, Lots 87, 88 and 89, in the Third Municipal District, bounded by Chef Menteur Highway and Recovery

Way. The municipal addresses are 17288-17432 CHEF MENTEUR HIGHWAY.
(PD 10)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

November 23, November 30 and December 7, 2016

Robert Rivers, Executive Director

RR/skk